



Two bedroom ground floor apartment close to Banstead Village

exclusive to

SAUNDERS

richardsaunders.co.uk

Park Wood House Magnolia Drive SM7

Banstead Village and Station within half a mile
London by rail 40 minutes or change at Sutton 25
minutes

M25 (Junction 8) 5 miles

All times and distances are approximate

This well presented ground floor apartment offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a spacious open plan kitchen and reception room. The kitchen is designed with contemporary finish. The property boasts two generously sized double bedrooms, one of which benefits from an ensuite. The property is situated just a short stroll from Banstead High Street, where you will find a variety of local amenities, including shops, cafes, and restaurants, ensuring that everything you need is within easy reach. Additionally, the apartment comes with allocated parking for one car.

To Let £1,800pcm





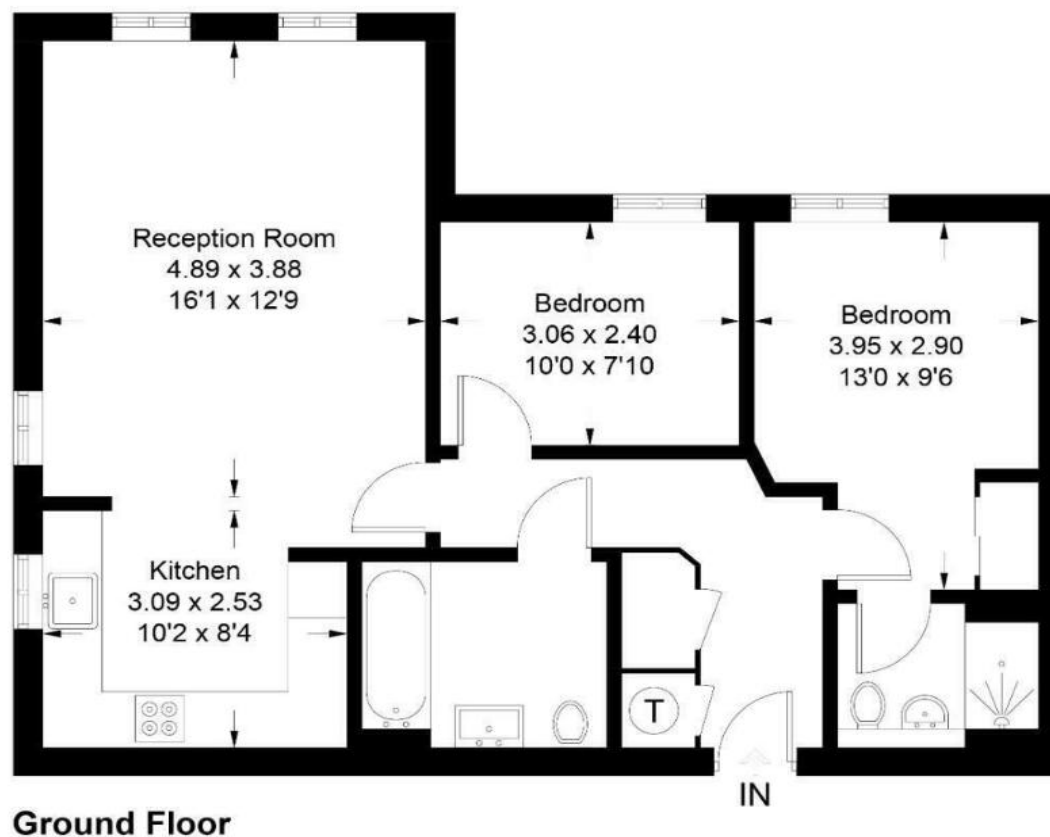
Available August | Two Bedrooms |
Open Plan Kitchen/ Living Room |
Unfurnished | Ground Floor | Allocated
Parking



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 65.1 sq m / 701 sq ft



discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

SAUNDERS

richardsaunders.co.uk